

CHAPTER 4

OPEN SPACE AND TRAILS

EXISTING CONDITIONS

The Winslow area, though relatively well-developed, contains mature stands of vegetation that are woven through and around development. However, Winslow contains very little open space that is publicly owned and therefore protected from development. Waterfront Park and the Winslow Ravine are the two largest open space areas within the Winslow area. Waterfront Park is approximately 8 acres in size and is the principal public open space in the town center. The Ravine extends north from the waterfront to High School Road and provides a substantial corridor of green; however, the Ravine is entirely privately owned.

While there are numerous parks and recreational open spaces outside of Winslow that are used by residents, visitors, shoppers and office workers, it is often necessary to drive to make use of them. Open space areas in Winslow include, the Ravine, Waterfront Park, the Farmer's Market area at City Hall, Winslow Green, a one-acre open space at Harbour Square, a lot off of Madison Avenue, a 2.5 –acre neighborhood park along Grow Avenue, a 10-acre park along Weaver and a 3-acre home-owner controlled park along Grand Avenue.

As additional development occurs, residents and workers in the town center will desire access to park and recreation facilities, both active and passive. While some of this can be provided as part of a development, it is not possible to meet these needs on an incremental, project-by-project basis.

Figure 4.1 shows the location and extent of parks, open space and environmentally sensitive areas. Figure 4.2 shows the location of existing trails.

COMPREHENSIVE PLAN FRAMEWORK

The Comprehensive Plan offers policy guidance specifically aimed at providing additional open space within Winslow. The Comprehensive Plan states that design standards should contain provisions for green space for the Mixed Use Town Center, High School Road and Urban Multi-Family districts. There are also policies that address the need for open space on the Island as a whole. A network of greenways is envisioned to lace throughout the community, offering views, wildlife habitat, and recreational connections and storm detention. Within Winslow, both the waterfront and the Ravine are viewed as a part of this expansive network. Furthermore, portions of SR 305 are considered to have scenic value.

Within Winslow, opportunities for large aggregations of open space are very limited. Furthermore, Winslow is viewed as receiving a considerable amount of commercial and residential intensity over the next twenty years. Accordingly, open space needs would have to be met at smaller scale through neighborhood and community parks, boulevards, squares, plazas, pathways, and even sidewalks.

Trails should serve a number of functions that encourage passive and active pursuits such as recreation, shopping and commuting to work or school. Linkages should be provided between residential areas, public transportation and commercial and recreational areas. The Plan encourages the retention of existing informal or private pathways and the creation of new pathways.

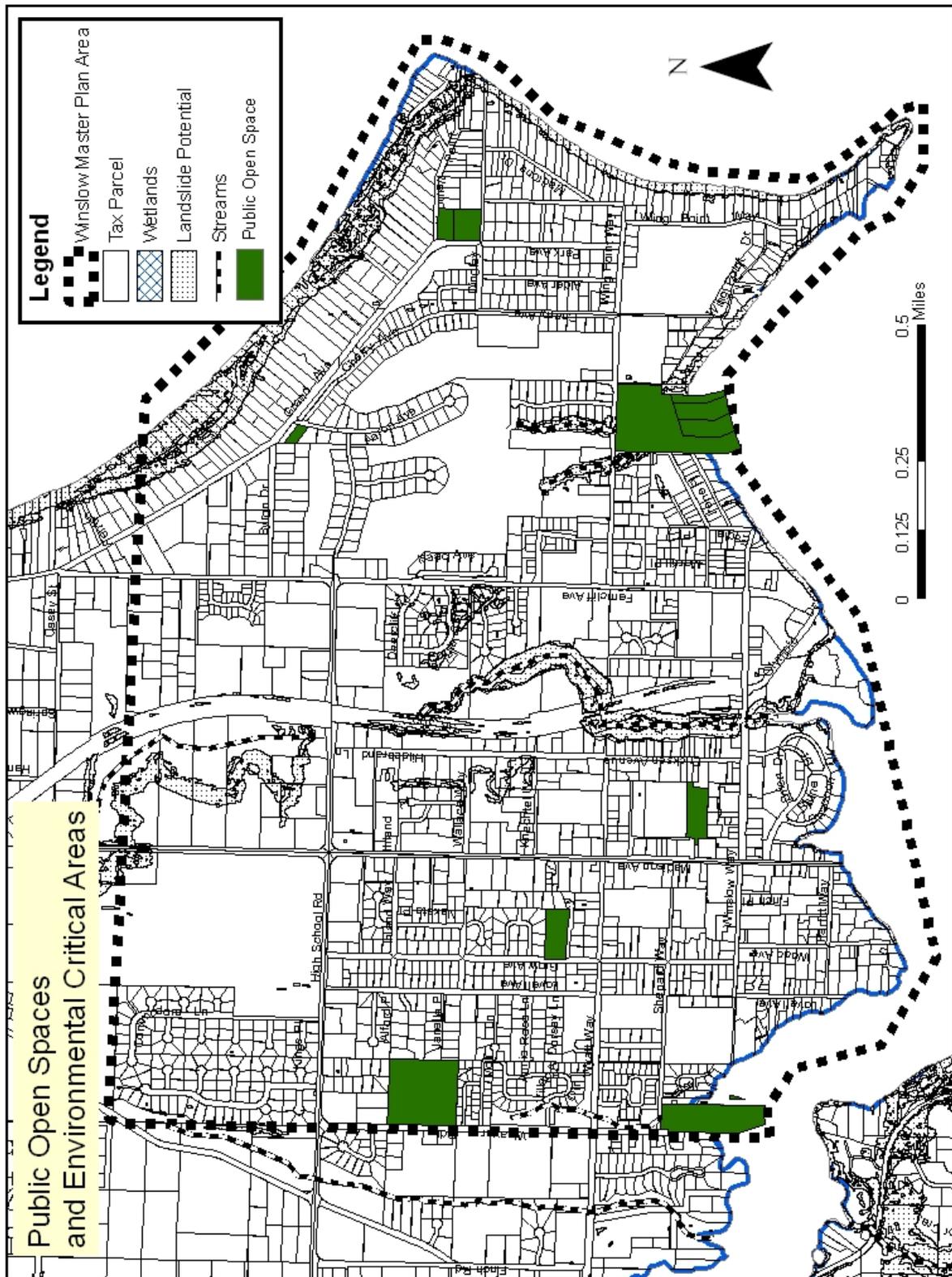


Figure 4.1

Winslow Master Plan Open Space Plan

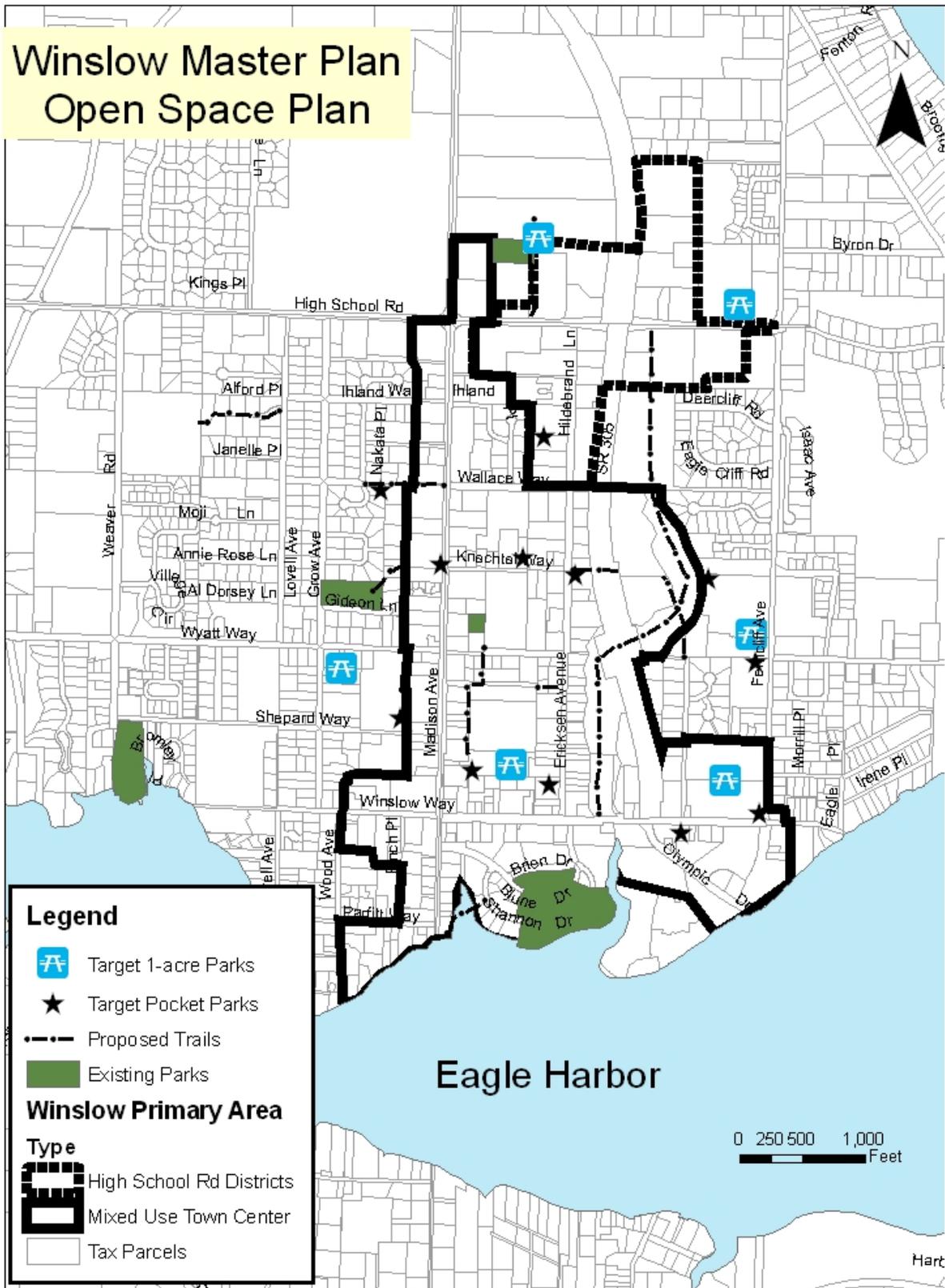


Figure 4.2

MASTER PLAN OPEN SPACE/TRAILS POLICIES

Overview

In order to create a sustainable community in Winslow, ecological connections must be strengthened and enhanced. Development of Winslow will include an open space network consisting of a combination of small pocket parks and larger parks, private open space and portions of the natural systems such as the Ravine and drainage facilities that would be used for passive recreation and trails to provide for the needs of the residents of Bainbridge Island in the future, and for those who live, work or shop in Winslow.

Open Space

Goal WMP 4-1

Incorporate open space and green spaces throughout Winslow by:

- enhancing existing parks and developing new parks;
- providing street trees, small gardens and other landscaping that provides visual relief and enhances the character;
- providing a series of green spaces, plazas and corridors that connect the community, define character and protect resources; and
- celebrating and connecting the town to the Harbor and the Ravine.

WMP 4-1.1: Development standards, design guidelines, and incentives should be provided to encourage retention or development of open space, public gathering spaces and parks.

WMP 4-1.2: Prime public viewpoints, view corridors, and road-ends should be designated and either preserved or enhanced.

The Ravine

WMP 4-1.3: the Ravine should be preserved as open space and low impact trails should be developed to provide access to this green space. Habitat and water quality in the Ravine should be restored by eliminating invasive species such as English Ivy and designing appropriate stormwater facilities. (Figure 4.2 provides an illustration of the trail.)

Market Square

WMP 4-1.4: Increase and improve the public space in the Farmer's Market Square between City Hall and the Bainbridge Performing Arts Center.

Parks

Goal WMP 4-2: As new growth is concentrated in the Winslow area, there will be a need for centrally-located parks and gathering places for passive recreation; therefore, usable parks throughout the Winslow area should be created or enhanced.

WMP 4-2.1 Improve and enhance existing parks in the downtown area.

Waterfront Park

WMP 4-2.2: Winslow should be experienced as a waterfront town, well-connected to Eagle Harbor by activity, trails, views, lanes and design details. An attractive Waterfront Park will connect Winslow to the waterfront, drawing people from the central retail area to the harbor and showcasing the waterfront character of the community. To achieve this connection, the Waterfront Park Master Plan should be updated and implemented.

WMP 4-2.3: New parks should be acquired ranging from pocket parks (approximately 10,000 s.f.) to sites up to 1 acre or larger.

Trails

Goal 4-3: Encourage maintenance and use of existing trails and development of additional trail connections to complement sidewalk and roadway connections.

MUTC/High School Road Trails

WMP 4-3.1: Develop mid-block north/south and east/west trail systems that complement the proposed sidewalk and roadway improvements program. Actively work to develop the trails identified in the Non-motorized Transportation Plan and acquire land, rights-of-way or easements as necessary to develop the trails:

- Two major north/south connections between Winslow Way and High School Road: the area between SR 305 and Ferncliff to John Nelson Park and a trail from Waterfront Park to the High School Road area.
- An east-west pedestrian connection at Knechtel and a pedestrian overpass of SR 305. Consider paving this trail.
- A mid-block trail system from lower Grow Avenue and the Navy site to the Winslow retail core, including the new street adjacent to the B.P.A., continuing onto and connecting with the ferry terminal area. This path would be more urban in character and would be integrated into future retail or mixed-use activities.
- Connect to trail system to be developed from Madison Avenue to Grow Avenue through to Weaver Way, using Shepherd Way right-of-way.
- An east/west connection from Nakata Avenue to Madison Avenue at Wallace Way.

WMP 4-3.2: The City shall work with Washington State Ferries to ensure preservation of open space and trail connections in Winslow throughout redevelopment of the ferry terminal, including the extension of the Waterfront Trail along the shoreline.

Trails Outside MUTC/High School Road Districts

WMP 4-3.3: Encourage additional neighborhood trails that offer mid-block connections in residential areas of Winslow, and that provide connections to destinations such as schools, waterfront access points, parks, and surrounding residential neighborhoods.

WMP 4-3.4: A multiple-use greenway system should be developed, linking downtown neighborhoods with parks, public lands, pathways, farms and remaining forests with pedestrian trails and bicycle pathways.

Waterfront Trail

WMP 4-3.5: The missing link of the Waterfront Trail should be completed from Waterfront Park to the foot of Madison Avenue. The City should work to extend the trail to the head of Eagle Harbor.

Road-Ends

WMP 4-3.6: Identify road ends in Winslow as view corridors and shoreline public access points by providing signage and other improvements as appropriate.

Eagle Harbor Pedestrian Bicycle Bridge

WMP 4-3.7: Explore the possibility of a pedestrian bicycle bridge across the head of Eagle Harbor.

Streets as Part of Open Space Network

Goal 4-4: Improve streets so that they are a part of the open space network, with sidewalks or paths as appropriate.

WMP 4-4.1: A variety of green and gathering spaces should anchor the main streets in Winslow. The community should form partnerships to develop well-designed parks, streets, pathways and public facilities, to preserve the character of the downtown.

WMP 4-4.2: Provide open space amenities along Winslow Way and other streets, including trees, small gardens, seating, art, to create a streetscape that serves as a stage for community gatherings and a gallery to showcase art and gardens.

WMP 4-4.3: Incorporate courtyards into development to create a pattern of lined spaces or public and private gardens and gathering spaces that are inviting to the public.

WMP 4-4.4: Gathering spaces should be incorporated by allowing buildings to be set back from the street, particularly at intersections, to provide gathering spaces.

WMP 4-4.5: The section of Winslow Way, between Madrone Lane and Harbor Way, will become a centerpiece, designed as a civic plaza that can be closed occasionally for community celebrations.

Retain Right-of-Way and Easements

WMP 4-4.6 The City should refrain from allowing rights-of-way and easements to be vacated unless it can be demonstrated that they cannot be used to provide better pedestrian access, gathering spaces, greenbelts, or other open space amenities.

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